



Land Use and Zoning Meeting Minutes

September 22, 2016

STAFF:	David Radachy
DATE:	September 23, 2016

The Land Use and Zoning Committee hereby finds and determines that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 6:30 PM by Mr. Radachy.

Attendance was taken by sign-in sheet. The following members were present: Messrs. Bernard, Diak, Falcone, Kenyon, Morse, Terriaco, and Welch. Staff: David Radachy.

Next, Staff asked if there was any Public Comment. Hearing none, staff proceeded with the next item on the Agenda, which was Committee Business. Staff announced that two district amendments were submitted. One by Madison Township and one by Painesville Township.

Madison Township R-2, Single Family to B-1 Neighborhood Business

Staff stated this district was submitted by the Living Word Christian Center. It involves 1.32 acres of land on the eastside of Hubbard Road, north of North Ridge Road. The property owner wishes to rezone the property to B-1 from R-2. Staff showed an air photo of the site. He showed a zoning map of the site and stated that the land to the south and east was B-1 and the land to the west and north of was R-2. He showed a land use map of the site and stated that most of the uses around it was single family, many of which are legal non-conforming. He stated that many of the units could switch to commercial uses without any issues. He showed the Comprehensive Plan map and stated the comprehensive plan recommended a mixed use. Staff stated that this was a church that was built in the 1940's. It is a small building. It is too small to divide into small units and it was too big to live in as a single family home. The property could still be used as a church, but the new zoning will open the building for other uses. Some members of the committee stated it was a hodge podge of uses in this area. Changing the zoning will not impact the neighborhood.

Ms. Diak made the motion to recommend the district amendment
Mr. Terriaco seconded the motion.

Mr. Radachy asked if there were any questions or comments.

All voted "Aye".
Motion passed.

Painesville Township Fairway Pines Preliminary Development Plan Modification

Staff stated that this case involved the revision of the preliminary development plan for Fairway Pines FPU. The original development plan was submitted by Drillex and B.R. Knez. They

wished to have 160 senior independent units and 165 single-family units. The plan was put into place as part of a judgement entry. The current owners of the property is the Slovenian Home for the Aged. They are asking for Painesville Township to accept 248 single-family lots with 66.89 acres of open space.

Staff stated that we are to debate if the switch should be made or not. Our usual review and debate if the best use of this land being FPUD does not come into play. That was decided by the courts in 2008.

Staff stated that the subdivision design meets our regulations. There is an issue with one of the block lengths. It was 400 feet instead of the required 500 feet. That issue will be reviewed during the subdivision review.

The committee asked questions about the layout and discussed if the change should be made or not.

Mr. Morse made the motion to recommend the PDP modification.
Mr. Kenyon seconded the motion.

Mr. Radachy asked if there were any questions or comments.

All voted "Aye".
Motion passed.

There was no other business. There was no public comment. The meeting adjourned at 7:00 p.m.